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- Porch 2'11" x 9'3"
- Hallway 12'3" x 5'7"
- Kitchen 11'7" x 6'0" (3.55m x 1.83m)
- Living Room 14'5" x 11'11" (4.40m x 3.64m)
- Landing 6'6" x 11'11" (2.01m x 3.64m)
- Bedroom 12'5" x 10'8" (3.80m x 3.26m x)
- Bedroom 12'3" x 11'6" (3.74m x 3.51m)
- Bathroom 7'1" x 5'7" (2.16m x 1.71m)



- Well-presented two-bedroom home
- Modern fitted kitchen
- Spacious lounge with garden access
- Family bathroom
- Driveway parking
- Gas central heating
- Large rear gardens
- Ideal for first-time buyers, young families, or investors

45 St Aidens Road, St George, Bristol, BS5 8RP
£300,000 Freehold

PROPERTY TYPE House - End Terrace

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND B



A well designed home with off street parking and large rear garden.

The ground floor features a front porch/utility area, a modern fitted kitchen and spacious lounge leading to the garden. On the upper floor the property boasts two large double bedrooms and family bathroom.

Externally, the house benefits from it's own driveway to the front, and a large rear garden with seating area, lawn and storage sheds to the back of the garden. Conveniently located close to local amenities with excellent bus links into the city centre, this is a house not to be missed.



the location

Set not far from Hanham high street the property offers a convenient location with the shops and restaurants near your doorstep. There are frequent local buses to Bristol City centre, as well as a short drive to Gallagher Retail Park which has many retail shops and more restaurants. Bristol 3.7miles Bath 9.8miles

what the owners will miss



just a thought...

With a brilliant amount of internal space and excellent location, this could make an excellent first home for someone.